

Liquid Summary

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QUESTIONS: What are the land requirements of the U.S. in the Marianas?
Where are they located? How many acres do they involve?
For what purposes will the land be used?

To answer these and other questions, the following summary of U.S. land requirement has been prepared.

ANSWER: TINIAN: To meet the needs of the U.S. the northern two-thirds of Tinian island is desired. This includes the port of San Jose and an ammunition loading safety arc around the ports for the full protection of the inhabitants of Tinian. The southern one-third of the island would remain under private and Marianas government ownership and control for civil purposes.

In order to provide complete safety for the people of Tinian it is necessary to relocate San Jose village upon a new site, selected by the people, in the area outside the safety zone. The new village would be constructed and the citizens then moved into it.

Much of the land area within the safety zone could be leased-back for such non-residential purposes as agriculture, pasture land, recreational area and port-oriented commercial land, and used during the time when ammunition is not being loaded.

The following is a list of the base facilities planned for Tinian during the next ten years:

- (a.) An airfield capable of handling all types of U.S. aircraft.
- (b.) Logistic and fuel storage facilities and ammunition storage areas.
- (c.) Administrative and operational support facilities.
- (d.) Troop housing.
- (e.) Family housing.
- (f.) Military training area.
- (g.) Military and family support activities (exchanges; commissary; and post recreational facilities).
- (h.) Military training area.
- (i.) Port facilities and warehousing.

Preliminary planning has already begun, with \$297,000 already allocated, and construction would begin about one year after the land has been acquired.

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SAIPAN: Only an 820 acre portion of the total 4,640 acres now held in retention around Isely Field, plus joint use rights of the airfield, is needed on Saipan. Five hundred of the 820 acres are located immediately south of the runway and within the confines of the south boundary road of the airport. This area would then be available for such defense-related uses as inspection and repair facilities, training and supply activities ancillary to Tinian and Guam, storage of non-munition materials and a military air cargo terminal. However; there are no immediate plans to use these lands for such purposes so they could be leased-back for any purposes that do not conflict with this possible military development; eg. agricultural, pasture, temporary storage or other airfield associated activities.

The remaining 320 acres, which encompasses the southern portion of the current 640 acre retention area in Tanapag Harbor south of "c" Dock to Micro Point, would also be used for contingency purposes. These would include any defense related industries requiring a nearby port, such as vehicle rehabilitation, port supply and storage activities, ship and small craft repair and a ship bunkering facility. Again no immediate development of the land is foreseen so some land south of "C" Dock to the north side of "A" Dock could be leased for non-conflicting harbor related functions. The U.S. would like to develop most of the retained land as a memorial park to be used for public recreation, while the remainder could be used for current public/civil needs until such time as the need arrives for the U.S. to develop it.

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FARALLON DE MEDINILLA: The U.S. military has a continuing need for the 229 acre island of Farallon de Medinilla for naval shore bombardment and aerial bombing practice; however, no chemical, biological, or radioactive weapons would be used. As the Tinian base develops it is anticipated that Farallon de Medinilla would be in use at least 50% of the time since it is the only island site near Guam and Tinian that meet all military services requirements. A draft environmental impact statement is being prepared for circulation this spring.



QUESTION: What methods of ^{Ac} acquisition and compensation will be used by the U. S. to meet these needs?

ANSWER: The U.S. desires to purchase the lands mentioned above; however, a lease with an option to purchase will be satisfactory for initiating the base development, until the trust is terminated.

A fair market value will be paid for all public and private lands and a fair payment given for residual rights to all retentions lands kept. All remaining retention lands will be released to the Northern Mariana Islands government.

On Tinian, all private land (as well as public land) in the northern 2/3 of the island must be acquired. There, in lieu of cash payment, and at the

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discretion of owners being displaced, including owners of any unproven homesteads, the U.S. will acquire equivalent lands in the southern 1/3 of the island to exchange for these privately owned lands.

In addition, if the people of San Jose agree to relocate the village to a new site of their choosing on the island, the U.S. will, also do the following:

a. In lieu of a cash payment, build a new home for each displaced resident on an equivalent lot, to which full title will be given.

b. In lieu of cash payment, build new business facilities within the new village for each business displaced, and compensate the owner, based on his daily average profit, for any business losses incurred by the actual relocation.

c. Build new replacement facilities for schools as well as other government and municipal buildings.

d. Build all of the above as part of a new village, planned and designed according to the desires of the Tinian people, on a site of their choice. The new village would also have:

- (1) All utilities, including sewage.
- (2) Telephone service.
- (3) Streets, sidewalks, and (paved) access roads.
- (4) Recreational areas.
- (5) Community facilities, including medical and dental clinic.
- (6) Church.

e. Continued use of the Church, historical sites, and the southern beaches located within the safety arc will be assured.

f. Build a complete modern road system, sewer system and utility system for the northern 2/3 of Tinian, the port and the new village without cost to the new government of the Northern Mariana Islands.

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QUESTION: What benefits to the Marianas Government and people will be derived from the land sales and military presence?

ANSWER: In addition to constituting a reservoir of income to the GOM for future economic development from land payments, base development and construction would cost the U.S. Government approximately \$150 million. Therefore, benefits will accrue to the Government of the Marianas, businesses and the public in the following manner:

- a. Preferential hire of local workers.
- b. Training of local workers would provide new career opportunities.
- c. Local business would be spurred by preferential consideration to local contractors for subcontracting such things as: quarrying, transportation maintenance and service activities.
- d. Schools would be ~~expanded~~^{built} to provide for military dependents and impact funds generated for local school systems would provide assistance for improving quality of schools.
- e. Demand for rental housing would multiply.
- f. Large increase in retail sales and entertainment demand would result from the influx of construction workers.
- g. There would be a large benefit from rebate of U.S. income taxes.

QUESTION: What other direct and indirect benefits would all elements of the Marianas society derive from a permanent military presence?

ANSWER: Other direct and indirect benefits include:

- a. A large increase in permanent employment opportunities.
- b. Job training.
- c. A large increase in sales and entertainment taxes.
- d. New opportunities of local businesses both off base and concessions on base.
- e. Continuing use rights to the rehabilitated Tinian port facilities.
- f. Use rights to Tinian airfield.
- g. A large U. S. income tax rebate arising from the tax payments of permanent U.S. military.
- h. Emergency assistance in a variety of natural disasters.
- i. Improvement in schools and scholastic programs.
- j. New incentives for inter-island transportation, communication, and trade.
- k. a ready market for local farmers and fishermen.

QUESTION: What non-defense related assistance is the U.S. government committed?

ANSWER: The U. S. government is obligated to the following:

- a. Full and active participation on Joint Community/Military Planning Committee.
- b. Assistance in certain farmland reclamation efforts on Tinian.
- c. Assistance in planning for Tanapag Harbor development.
- d. Assistance in planning for public marina development in Tinian port.
- e. Assistance in development of a commercially operated ferry system between Saipan and Tinian and possibly Rota.
- f. Assistance in continuing existing farm enterprises.
- g. Creation of an American Memorial Park in Tanapag Harbor area.

QUESTION: What would the American Memorial Park be like?

ANSWER: It is envisioned that the American Memorial Park in Tanapag Harbor would include:

- (1) Cleared beaches and possibly a public marina.
- (2) Shelter area and facility for changing clothes.
- ✓ (3) Picnic tables and arboretum. (*separate*)
- 4 (4) Swimming pool, ball fields and athletic courts.
- 5 (5) Parking area.
- 6 (6) Monument to U.S. servicemen and archway/gate.

The above summary is not inclusive but rather outlines the highlights of the U.S. land proposal.

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